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November 13, 2012

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ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES
#12 OF NOVEMBER 13, 2012

**Agenda No. 34
10/16/12**

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

**Re: VARIANCE NUMBER 2011-00004-(1)
FIRST SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

Your Board previously held a duly-noticed public hearing on the above-referenced permit to authorize signage in excess of what is permitted in the C-3 (Unlimited Commercial) zone in the East Los Angeles Community Standards District at a new CVS Pharmacy retail drug store located in the historic Golden Gate Theater building located at 909 South Atlantic Boulevard in the unincorporated community of East Los Angeles. At the conclusion of the public hearing, you indicated an intent to approve the permit and instructed us to prepare findings and conditions for your consideration. Enclosed are findings and conditions for your consideration.

Very truly yours,

JOHN F. KRATTLI
County Counsel

By

Patricia Keane
PATRICIA KEANE
Senior Deputy County Counsel
Property Division

APPROVED AND RELEASED:

Richard D. Weiss
RICHARD D. WEISS
Chief Deputy

PK:vn
Enclosures
HOA.929715.1

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
VARIANCE NUMBER 2011-00004-(1)**

1. The Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly-noticed public hearing in the matter of Variance Case No. 2011-00004-(1) ("Variance") on October 16, 2012. The County Regional Planning Commission ("Commission") previously conducted a duly-noticed public hearing on the Variance on August 22, 2012.
2. The permittee, M & A Gabae, a California Limited Partnership ("permittee"), requests a Variance to authorize signage in excess of what is permitted in the C-3 (Unlimited Commercial) zone of the East Los Angeles Community Standards District ("CSD") as set forth in section 22.44.118 of the County Code ("Project").
3. The Project is located at 909 South Atlantic Boulevard, in the Unincorporated Community of East Los Angeles ("Project site").
4. The Project is a request for a Variance to authorize signage at a new CVS Pharmacy retail drug store located within the nationally and State-registered historic Golden Gate Theater building ("Golden Gate Theater"). The request includes relief from three sign standards in the CSD: (1) total sign area; (2) total number of wall signs; and (3) maximum sign letter height. The permittee's original proposal included 10 wall signs, with a combined sign area of approximately 675 square feet, to be located on all four faces of the building. There are two existing freestanding signs located along the eastern boundary of the Project site. The originally proposed wall signage in addition to the existing freestanding signs would create a combined total sign area of approximately 756 square feet on the Project site. As described in Finding No. 18 below, the permittee subsequently modified the request to eliminate the sign on the west elevation and reduce the height of the sign letters on the south and east elevations. The modified Project still exceeds the limits on area, number, and height of signs in the CSD.
5. Vehicular and pedestrian access to the Project site is provided by South Atlantic Boulevard, Whittier Boulevard, and Louis Place.
6. The Project site is approximately 1.03 acres in size, generally rectangular in shape with level terrain, and mostly paved. The Project site is located in an urbanized area and surrounded by developed land in all directions. The Project site is currently developed with the existing historic Golden Gate Theater, which has been converted into a retail drug store, with appurtenant parking and landscaping.
7. The permittee's original site plan depicted 10 proposed wall signs that would be located on each of the four building faces. The area of the signs as originally proposed would total 675 square feet, which exceeds the maximum sign area allowed under the CSD (a maximum 240 square feet). The proposed number of signs (10) exceeds the maximum number of signs (three) that would be allowed

under the CSD. Additionally, the site plan depicted sign letters that are a maximum of 60 inches tall, and the CSD limits the maximum height of sign letters to 18 inches. As described in Finding No. 18 below, the proposal was subsequently modified.

8. The Project site is located within the Major Commercial land use category of the East Los Angeles Community Plan ("Community Plan"). This designation is intended for areas containing mixtures of small and large businesses in major areas oriented toward the greater East Los Angeles area. The retail drug store use is a large business oriented toward the greater East Los Angeles area and is therefore consistent with the permitted uses of the underlying land use category. Signage is a common ancillary feature to a large business and therefore is also consistent with the land use designation.
9. The subject property is zoned C-3 in the Eastside Unit No. 1 Zoned District and is located within the Whittier Boulevard Area of the CSD.
10. Surrounding properties are zoned as follows:

North:	C-3 and R-3 (Limited Multiple Residences);
South:	C-3 and R-3;
East:	C-3 and R-3; and
West:	C-3 and R-3.
11. Surrounding properties are developed as follows:

North:	Commercial-retail and multi-family residences;
South:	Commercial-retail and multi-family residences;
East:	Office, retail, and multi-family residences; and
West:	Commercial-retail and multi-family residences.
12. The Project site was originally developed with the Golden Gate Theater in 1927. The Golden Gate Theater ceased operation in 1986, and the building was vacant for approximately 26 years. On April 7, 2010, the Commission approved Conditional Use Permit ("CUP") No. 2008-00136 to authorize the interior/exterior renovation of the existing building for a retail drug store use, drive-through pharmacy window, and the sale of a full line of alcoholic beverages for off-site consumption. The Commission's approval was appealed to the Board, and the Board approved the CUP on May 26, 2010. Subsequently, on July 26, 2012, the Department of Regional Planning ("Regional Planning") approved a Revised Exhibit "A" (REA No. 2012-00147) to authorize two freestanding signs for the retail drug store: the construction of a new 10-foot by 15-foot monument sign and the refurbishment of the existing Jim's Burgers pole/pylon sign.
13. Prior to the Commission conducting a public hearing on the Project, staff from the Department of Public Works consulted with the Whittier Boulevard Merchants Association ("WBMA") regarding the proposed wall signs. The WBMA reviewed the Project and expressed no objection.

14. On August 22, 2012, the Commission conducted a duly-noticed public hearing for the requested Variance. Regional Planning staff presented the Project to the Commission, and recommended approval of the Variance request subject to a reduction of the overall maximum height of the sign letters. For the signs on the building's north elevation, the permittee requested a maximum letter height of 48 inches, and staff recommended approval of a maximum height of 36 inches. On the building's east, west, and south elevations, the permittee requested a maximum height of 60 inches, and staff recommended a maximum height of 42 inches for the east and south elevations, and no signage for the west elevation. The permittee's representative, Ron Holley, and the permittee's historic preservation consultant, Kathryn McGee of Chattel Architecture Planning and Preservation, Inc., presented testimony in favor of the Project as proposed, with the maximum letter height of 48 and 60 inches, and answered questions presented by the Commission. No members of the public testified about the Project.
15. An Addendum to the certified Environmental Impact Report ("EIR") for the original CUP was prepared to account for the proposed additional signage on the existing building. The Addendum concluded that the signage as proposed would not result in any increased or additional environmental impacts beyond those which were analyzed in the EIR, and therefore concluded that supplemental environmental analysis was not required.
16. After consideration of the information presented, the Commission closed the public hearing and approved the Addendum to the previously certified EIR. The Commission then approved a modified version of the Project, generally consistent with Regional Planning staff's recommendation and encompassed within the Project described in the Addendum. The Commission agreed with Regional Planning staff's recommendation to reduce the overall height of the signage, and limited the height of the sign letters on the north building elevation to 36 inches, and on the east and south elevations to 42 inches. The Commission granted the permittee's request to allow for signage on the west elevation, but limited the height of the letters to 42 inches, instead of the requested 60 inches.
17. The permittee subsequently appealed the Commission's decision, specifically Condition No. 19, objecting to the limit on the maximum height of the sign letters on the east and south elevations to 42 inches.
18. On October 16, 2012, the Board conducted a duly-noticed public hearing on the Project. The Board heard a presentation from Regional Planning staff. In the presentation, staff indicated that the permittee's appeal was specifically objecting to the restriction on the maximum height of the sign letters. Staff explained that after the Commission's decision, the permittee proposed to modify the Project to request that the Board allow the letter height of the signs on the east and south building elevations to be increased to a maximum of 48 inches. The permittee also agreed to eliminate the sign proposed for the west building elevation and did not object to the height limit of 36 inches for the sign on the building's north

elevation. The permittee's representative did not testify at the public hearing, and there being no sworn testimony presented from the public, the Board closed the public hearing, considered the Addendum along with the certified EIR for the Project, and adopted the Addendum. The Board also indicated its intent to grant the appeal and approve the Variance for the Project as modified.

19. The Board finds that the Project is consistent with the goals and policies of the Countywide General Plan and the Community Plan. The Project is consistent with the Community Plan policy to encourage rehabilitation of existing commercial uses and development of new commercial infill along major corridors (such as Whittier, Olympic, and Atlantic Boulevards) where commercial uses are designated on the Land Use Plan map and where transportation and other municipal services can support development. The Project site is located on a major commercial corridor where such community- and area-serving uses are appropriately located and supported by transportation and other municipal services. Allowing sufficient signage so the permittee can adequately identify the drug store use being conducted in the rehabilitated building promotes the reuse of the former Golden Gate Theater as a viable commercial business.
20. The Board finds that the proposed business signage is the final component of the restoration of the previously vacant and deteriorating Golden Gate Theater into a functioning, commercial destination along the Whittier Boulevard and Atlantic Boulevard corridors. The restoration has reduced blight at the intersection of these two major commercial corridors and contributes to the economic vitality of the surrounding neighborhood.
21. The Board finds that the permittee's request is consistent with the scope of modifications to the sign regulations allowed through a variance. Pursuant to section 22.44.118 of the Los Angeles County Code ("County Code"), the CSD establishes development standards applicable to the signage proposed in the Project. Pursuant to section 22.56.260 of the County Code, a variance may be granted to permit modification of these sign regulations.
22. As set forth in section 22.44.118.C.3 of the County Code, the total permitted sign area of all signs on a building or site is 10 percent of the building face, not to exceed a total of 240 square feet. As modified, the permittee is requesting a total sign area that exceeds 240 square feet (including the nine wall signs and the two existing freestanding signs), and is therefore requesting the Variance to exceed the maximum permitted sign area.
23. Pursuant to section 22.44.118.E.1.c.iii of the County Code, wall signs shall be mounted flush and affixed securely to a building wall and may only extend from the wall a maximum of 12 inches. The Board finds that because the proposed wall signs extend only five inches from the wall, the signs are therefore consistent with this development standard.
24. Pursuant to section 22.44.118.E.1.c.iii of the County Code, each business in a building shall be permitted a maximum of two wall-mounted business signs facing the street and alley frontage or a maximum of three signs if the business is

on a corner or has a street frontage of more than 75 feet. The Project site is located at the corner of East Whittier Boulevard and South Atlantic Boulevard, has frontages in excess of 75 feet, and would therefore be permitted up to three wall signs. As modified, the permittee is requesting a total of nine wall signs and is therefore requesting a Variance to exceed the maximum number of wall signs permitted in the CSD.

25. Pursuant to section 22.44.118.E.1.c.iii of the County Code, the maximum height of sign letters shall be restricted to 18 inches. Greater letter sizes, up to a maximum of 24 inches, may be approved through a minor variation issued by the Director, and signs with letters in excess of 24 inches require a variance. The permittee is requesting signs with a letter height of up to 48 inches (four feet) and is therefore requesting a variance to exceed the maximum permitted letter height in the CSD.
26. The Board finds that, as modified in the permittee's request, the Project is compatible with the surrounding community. The intent of the sign regulations in the Whittier Boulevard Area of the CSD is to prevent visual clutter and to avoid the appearance of haphazard and inconsistent signage among the dense commercial development along Whittier Boulevard. As modified to limit the sign letter height to a total of 48 inches on the east and south building elevations, and 36 inches on the north elevation, with no signage proposed for the west elevation and as conditioned to require consistent placement of signs on the building's façade, the Project would allow for building signage to be visible to pedestrians and vehicles passing the Project site without resulting in visual clutter or inconsistencies in signage as compared to the surrounding community.
27. The Board finds that sign regulations in the CSD do not address the unique scale of the Project site and would limit the Project site to a quantity and scale of signage that would not be readily visible as compared to surrounding businesses. Inadequate signage could hinder the economic viability of the business therefore the Variance is necessary to ensure comparable visibility of the business.
28. The Board finds that in order to ensure that signage on the Project site does not appear haphazard, or inconsistent relative to the surrounding community, the wall signs on the east elevation shall be placed at a consistent height. Specifically, the "Drive-Thru Pharmacy" sign shall be located at approximately 34 feet above grade (the height of the other wall signs), or otherwise be located at a height consistent with the height at which the other wall signs are placed.
29. The Board finds that because of special circumstances or exceptional characteristics applicable to the Project site, the strict application of the County Code regulations related to signage would deprive the Project site of privileges enjoyed by other properties in the vicinity and under identical zoning classification. The provisions in the CSD that apply to the Whittier Boulevard area limit sign area to 10 percent of the total building face, with a maximum of 240 square feet of signage allowed. The Whittier Boulevard area is characterized by properties containing smaller scale buildings, with lower profiles

ranging from 20 to 30 feet in height, smaller setbacks, and much smaller street frontage than the Golden Gate Theater building. The majority of surrounding businesses front directly on the right-of-way and have little to no setbacks. The Golden Gate Theater, however, has setbacks ranging from 60 to 100 feet from the right-of-way, and these large setbacks substantially reduce the visibility of the building for pedestrians and motorists in comparison to the surrounding businesses. While the limit on total sign area is appropriate for the scale of surrounding businesses within the Whittier Boulevard area of the CSD, the regulations do not take into consideration a building at the scale of the Golden Gate Theater in determining the total sign area that would be appropriate and necessary to adequately identify the business being conducted in the structure. The Golden Gate Theater sits on a much larger parcel than the surrounding properties, has a much larger building size with a height ranging from 48 feet fronting East Whittier Boulevard (north elevation) to 58 feet fronting Louis Place (south elevation), and much larger setbacks from the right-of-way. Therefore, the increased amount of sign area is appropriate to ensure that the use being conducted in the building can be identified in a manner that is equivalent to the businesses in the vicinity that share the same zoning.

30. The Board finds that the strict application of the CSD regulations regarding signage in the Whittier Boulevard area as such regulations apply to the Project site will result in practical difficulties or unnecessary hardships inconsistent with the general purpose of the sign regulations and standards. The intent of the sign regulations in this area is to prevent the proliferation of excessive signage and to limit the number of signs on a building to the amount that is necessary to allow the business to adequately identify itself. The sign regulations were intended to minimize visual clutter and to avoid the appearance of haphazard and inconsistent signage among the dense commercial development along Whittier Boulevard. The Project authorizes signs in a number and size that will enable the Project site to maintain comparable visibility to the surrounding businesses. The conditions of approval limit the overall maximum height of the signs and require that signs be placed on the building such that they are at a consistent height on the façades to reduce the potential for visual clutter. Therefore, approval of the Variance is consistent with the intent of the CSD provisions.
31. The Board finds that the increase in sign area, the increase in total number of wall signs, and the increase in the maximum height of the sign letters will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the Project site is located. Rather, approval of the Variance will provide the Project site with similar sign visibility when compared to nearby businesses. The large size of the setbacks on the Project site coupled with the height of the building and scale of the building façades results in reduced visibility of wall signs on the building if those wall signs were installed consistent with the size and number limitations in the County Code. The regulation limiting the height of size letters to 18 inches (or 24 inches with a minor variation) is appropriate for buildings at the scale of the businesses surrounding the Project site. Sign letters of that size would be readily visible due to the fact the surrounding buildings often have no setback from the right-of-way

and are smaller in scale. Limitations on the total sign area and total number of wall signs are appropriate for the lower profile buildings that are located on smaller, narrower lots. However, signs consistent with the area and height requirements, and in the number allowed under the County Code, would have reduced visibility on the existing building, and the Project would not enjoy the same level of visibility as other similarly situated businesses. Approval of the Variance allows for the Project to enjoy similar visibility as the businesses in the vicinity, and therefore, does not constitute a grant of special privilege.

32. The Project, as modified to reduce the maximum height of the sign letters and to require the placement of the signage on the building façades at a consistent height, will not be materially detrimental to the public health, safety, or general welfare, or to the use, enjoyment, or valuation of property of other persons located in the vicinity.
33. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were made available on Regional Planning's website and at libraries located in the vicinity of the Whittier Boulevard area of the East Los Angeles community. On July 12, 2012, a total of 144 Notices of Public Hearing were mailed to all property owners as identified on the current County Assessor's record within a 500-foot radius from the Project site, as well as those on the courtesy mailing list for the Eastside Unit No. 1 Zoned District and any additional interested parties.
34. The Board finds that consistent with Mitigation Measures 3.2.1 and 3.2.5 of the certified EIR for the original CUP, the proposed signage has been reviewed by Chattel Architecture Planning and Preservation, Inc., which concluded that the proposed secondary elevation signage will not result in any additional impacts.
35. The Board, having considered the Addendum along with the certified EIR, finds that the Project would not result in any increased or additional environmental impacts beyond those that were analyzed in the EIR, concludes that supplemental environmental analysis is not required, and therefore, adopts the Addendum.
36. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES:

- A. That because of special circumstances or exceptional characteristics applicable to the property, the strict application of the County Code deprives such property of privileges enjoyed by other properties in the vicinity and under identical zoning classification.
- B. That the adjustment authorized will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated.
- C. That strict application of zoning regulations as they apply to such property will result in practical difficulties or unnecessary hardships inconsistent with the general purpose of such regulations and standards.
- D. That such adjustment will not be materially detrimental to the public health, safety, or general welfare, or to the use, enjoyment, or valuation of property of other persons located in the vicinity.
- E. The information submitted by the permittee and presented at the public hearing substantiates the required findings for a Variance as set forth in section 22.56.330 of the County Code.

THEREFORE, THE BOARD OF SUPERVISORS:

- 1. Certifies that the Addendum to the certified EIR for the original CUP was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the Addendum along with the certified EIR, and that the Addendum reflects the independent judgment and analysis of the Board as to the environmental consequences of the Project; and certifies that it adopted the Addendum at the conclusion of its hearing on the Project; and
- 2. Approves Variance No. 2011-00004-(1) subject to the attached conditions.

**CONDITIONS OF APPROVAL
VARIANCE NUMBER 2011-00004-(1)**

1. This grant authorizes a variance allowing signage for a retail drug store use on the Golden Gate Theater to exceed the maximum number, area, and letter height for signs set forth in the C-3 (Unlimited Commercial) provisions in the East Los Angeles Community Standards District ("CSD"), section 22.44.118 of the Los Angeles County Code ("County Code"). The nine wall signs would be in addition to two existing freestanding signs on the subject property, and are subject to the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose and cannot be used until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 9, and until all required fees have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 3, and Condition Nos. 5, 6, and 7 shall be effective immediately upon the date of final approval of this grant by the County.
4. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to section 22.60.260 of the County Code.
5. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall notify the permittee of any claim, action, or proceeding, and the County shall reasonably cooperate in the defense. If the County fails to notify the permittee of any claim, action, or proceeding, or if the County fails to reasonably cooperate in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
6. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing make an initial deposit with Regional Planning in the amount of \$5,000, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation. At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein.

Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee in accordance with section 2.170.010 of the County Code.

7. This grant shall expire unless used within two years from the date of final approval of the grant by the County. A single, one-year time extension may be requested in writing, and with payment of the applicable fee, before the expiration date.
8. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
9. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall record the terms and conditions of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file at Regional Planning. The permittee shall deposit with the County the sum of \$400. This deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for two inspections. Inspections shall be unannounced.
11. If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount

charged for additional inspections shall be \$200 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

12. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
13. All development shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning.
14. All development pursuant to this grant shall conform to the requirements of the County Department of Public Works and the County Fire Department.
15. Except for seasonal decorations or signage provided by or for a civic or non-profit organization, all structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage that do not directly relate to the use of the property or provide pertinent information about the premises. In the event any such extraneous markings become visible, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of their visibility, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
16. The subject property shall be developed and maintained in substantial compliance with the plans on file at Regional Planning marked Exhibit "A." If changes to the site plan are required as a result of instructions given at the public hearing, a revised Exhibit "A" shall be submitted to Regional Planning within 60 days of the date of final approval. In the event that subsequent plans are submitted, the written authorization of the property owner is required.
17. The grant authorizes a total of nine wall signs, which are in addition to the two existing, and separately approved, free-standing business signs on the subject property. The number, area, letter size, and placement of these wall signs on the building shall be subject to the following conditions and limitations:
 - A. Within 45 days of the date of final approval, the permittee shall submit a Revised Exhibit "A" depicting the nine wall signs in the location and at the size and area approved by this grant and described in the conditions below.

- B. This grant shall authorize a maximum of nine wall signs for the retail drug store to be installed on the north, east, and south elevations as depicted on the approved plans on file with Regional Planning marked Exhibit "A," or as the approved Exhibit "A" may be subsequently revised.
- C. Signs on the north building face shall not exceed a maximum of 36 inches in letter height.
- D. There shall be no signage on the west building face.
- E. Signs on the east and south building faces shall not exceed a maximum of 48 inches in letter height.
- F. Signs on the south building face may be placed at a lower elevation than depicted on the approved plans on file with Regional Planning marked Exhibit "A" to the satisfaction of Regional Planning, or as the approved Exhibit "A" may be subsequently revised.
- G. All signs on the east building face shall be placed at approximately 34 feet above grade, as depicted on the approved Exhibit "A" or as the approved Exhibit "A" may be subsequently revised or otherwise placed along the same elevation and consistent with the height of the other signs on the building.